

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

PJ's Total HOME Allocation Received: \$29,919,640

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	14		
Program Progress:							
% of Funds Committed	86.98 %	90.52 %	13	90.66 %	23		23
% of Funds Disbursed	81.20 %	85.13 %	13	81.06 %	39		38
Leveraging Ratio for Rental Activities	8.92	7.02	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.53 %	1	81.27 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	85.81 %	79.58 %	4	68.23 %	83		79
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	99.19 %	93.66 %	2	79.86 %	94		91
% of 0-30% AMI Renters to All Renters***	72.76 %	63.54 %	3	44.82 %	92		88
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.06 %	1	94.65 %	100		100
Overall Ranking:			In State:	3 / 14	Nationally:	98	97
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,231	\$24,922		\$25,419	492 Units		55.50 %
Homebuyer Unit	\$19,714	\$19,484		\$14,530	146 Units		16.50 %
Homeowner-Rehab Unit	\$37,621	\$19,574		\$20,251	75 Units		8.50 %
TBRA Unit	\$309	\$1,699		\$3,156	173 Units		19.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$118,613	\$143,946	\$38,382
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 4.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	81.1	78.8	88.0	97.1
Black/African American:	3.9	2.1	2.7	0.0
Asian:	3.0	8.2	1.3	0.0
American Indian/Alaska Native:	1.0	2.1	2.7	0.0
Native Hawaiian/Pacific Islander:	5.5	0.7	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	1.3	0.0
Asian/Pacific Islander:	2.4	2.1	1.3	0.6

ETHNICITY:

Hispanic	2.2	6.2	2.7	2.3
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HOUSEHOLD SIZE:

1 Person:	55.9	18.5	53.3	1.7
2 Persons:	18.5	26.7	26.7	43.9
3 Persons:	12.6	23.3	8.0	32.4
4 Persons:	8.7	15.8	6.7	14.5
5 Persons:	3.0	8.2	0.0	7.5
6 Persons:	1.0	6.2	4.0	0.0
7 Persons:	0.0	0.7	0.0	0.0
8 or more Persons:	0.2	0.7	1.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.4	17.1	25.3	15.6
Elderly:	39.4	2.1	48.0	0.6
Related/Single Parent:	27.8	34.2	12.0	80.3
Related/Two Parent:	6.9	41.1	14.7	3.5
Other:	3.5	5.5	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	54.5	0.0 [#]
HOME TBRA:	2.0	
Other:	12.8	
No Assistance:	30.7	

of Section 504 Compliant Units / Completed Units Since 2001 513

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 98
(Percentile)

State Rank: 3 / 14 PJs

Overall Rank: 97
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	85.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	99.19	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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